

APPENDIX B
Documentation of Land Use Analysis Process

1) Vacant Land and Under-utilized Land Analysis

As illustrated in Map B1, there are numerous parcels of vacant land in Murray City. The bulk of vacant land is scattered along both sides of Interstate-15 within a north-south running corridor. Vacant parcels encompass small individual lots and larger groupings of land, with most of the largest pieces located in commercial or industrial neighborhoods. Several key vacant sites are earmarked for redevelopment in the near term. The most important of these include the Intermountain Health Care (IHC) Regional Medical Center, which is slated for development by the mid-2000's; and an area of mixed use/commercial/TOD development in the vicinity of the Murray North TRAX Station.

In addition to specific parcels of vacant land, substantial areas have been identified where land is underutilized. As described below and illustrated on the map, these areas have been classified according to their general potential for redevelopment:

Underutilized Sites: Redevelopment Potential 1

Located in close proximity to the three TRAX stations and the interstate freeway system, these areas are currently occupied by a wide range of lower-density commercial and industrial uses. Many of these sites have good potential for Transit-Oriented Development (TOD) redevelopment. Proposed transportation improvements on Commerce Drive and Cottonwood Street will greatly enhance redevelopment opportunities and help improve the better use of land.

Underutilized Sites: Redevelopment Potential 2

Located on both sides of Interstate 15 between the TRAX stations, these areas contain a range of old and new uses with a distinct low-rise, industrial flavor. Redevelopment and intensification could take advantage of a range of commercial and industrial mixes, and even a careful blend of residential elements.

Underutilized Sites: Redevelopment Potential 3

The shopping centers around 900 East and 5600 South have become underutilized in recent years, the result of changing market conditions and increased retail competition. Redevelopment and intensification efforts that address the needs of nearby neighborhoods and regional shoppers could improve the function and appeal of these sites.

2) Incompatible Land Use and Zoning Analysis

Map B1 also indicates areas where land use and zoning conflicts occur. These sites are divided into two general categories as described below:

Areas Zoned for Residential Uses but Occupied by Non-residential Uses

Areas that are zoned for residential uses but occupied by non-residential ones generally indicate the presence of non-conforming or incompatible land uses. There are relatively few examples of this type of conflict, and most examples tend to be located on the edge of residential neighborhoods. Most of the remaining non-conforming uses in Murray have been mitigated by

specific site improvements, negating the effects of incompatible uses to nearby residences and neighborhoods.

Residential Land Uses Located in Areas Zoned for Non-residential Uses

This type of land use/zoning conflict is of greater concern to the community. Also tending to occur at the edge of older residential neighborhoods, this pattern is found in areas that have been rezoned for higher uses and are awaiting redevelopment. In such cases existing residential uses are placed in a "holding pattern" awaiting transformation. Investment and basic maintenance of the existing properties is often curtailed, further eroding the neighborhood condition. Left unchecked, the declining environment can spread to adjacent residential neighborhoods, reducing resident confidence in the future of their neighborhood, and in some cases leading to requests for rezones complementary to the intrusive land uses.

3) “Hot Spot” Analysis

Map B2 illustrates the location of “Hot Spots” investigated and analyzed during the planning process. The "Hot Spot" Analysis was a key tool for generating potential plan solutions and directions, and for evaluating plan alternatives.

Encompassing individual sites, entire neighborhoods, and segments of roads and transportation nodes, these areas present particular challenges to the future growth and development of Murray. Maps B3 through B13 document the existing conditions of the individual sites at the time of investigation, and include a general analysis, planning issues, possible solutions and potential mitigation measures.